

1           **#1270**

2           **BILL NO. Z-12-02-12**

3  
4                           **ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_**

5                           **AN ORDINANCE amending the City of Fort Wayne**  
6                           **Zoning Map No. J-35 (Sec. 34 of Wayne Township)**

7           BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
8           INDIANA:

9                       SECTION 1. That the area described as follows is hereby designated an R3  
10                      (Multiple Family Residential) District under the terms of Chapter 157 Title XV of the Code of  
11                      the City of Fort Wayne, Indiana:

12                      Part of the Southwest Quarter of Section 34, Township 30 North, Range 12 East,  
13                      Allen County, Indiana, more particularly described as follows:

14                      Commencing at a Mag Nail marking the Northwest corner of said Southwest  
15                      Quarter; thence South 00 degrees 00 minutes 00 seconds West (deed bearing and  
16                      basis of bearings to follow), a distance of 83.00 feet along the West line of said  
17                      Southwest Quarter and within the right-of-way of Bluffton Road to a Mag Nail with  
18                      "Karst" identification ring found on the Westerly extension of the South right-of-way  
19                      line of Reservation Drive as recorded in Document Number 74-06826 in the Office  
20                      of the Recorder of Allen County, Indiana, said point being the POINT OF  
21                      BEGINNING of the herein described tract; thence North 89 degrees 34 minutes 01  
22                      seconds East, a distance of 340.00 feet along said Westerly extension and along the  
23                      South right-of-way line of said Reservation Drive to a 5/8" steel rebar w/"Miller  
24                      Firm #0095" id. cap on the West line of Hopewell Point as recorded in Document  
25                      Number 2011037174 in the Office of the Recorder of Allen County, Indiana; thence  
26                      South 00 degrees 00 minutes 00 seconds West, a distance of 712.26 feet along said  
27                      West line to a 5/8" steel rebar w/"Miller Firm #0095" id. cap found on the North line  
28                      of an existing tract described in Document Number 205046801 in the Office of the  
29                      Recorder of Allen County, Indiana; thence South 89 degrees 48 minutes 32 seconds  
30                      West, a distance of 340.00 feet along said North line to a DuraNail with a "Miller"  
                        identification ring set on the West line of said Southwest Quarter; thence North 00  
                        degrees 00 minutes 00 seconds East, a distance of 710.82 feet along said West line  
                        and within the right-of-way of Bluffton Road to the Point of Beginning. Containing  
                        5.554 acres, more or less. Subject to easements of record.

                        and the symbols of the City of Fort Wayne Zoning Map No. J-35 (Sec. 34 of Wayne  
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort

Wayne, Indiana is hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

\_\_\_\_\_  
Council Member

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Carol T. Helton, City Attorney

City of Fort Wayne Common Council  
**DIGEST SHEET**

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**Department of Planning Services**

Title of Ordinance:       Zoning Map Amendment  
Case Number:            1270/12  
Bill Number:             Z-12-02-12  
Council District:         4 – Mitch Harper

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Introduction Date:        February 28, 2012

Plan Commission  
Public Hearing Date:       March 12, 2012

Next Council Action:     Ordinance will return to Council after recommendation by the  
Plan Commission

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Synopsis of Ordinance:    To rezone approximately 5.55 acres of property from CM4-Intensive  
Commercial to RP-Planned Residential

Location:                 East side of the 8300 block of Bluffton Road, at the southeast corner of  
Bluffton and Reservation Drive

Reason for Request:       To allow for development of the site with 30 duplex units (15 buildings)

Applicant:                Keller Development, Inc.

Property Owner:          Edward E. Keller, Jr./Keller Development, Inc.

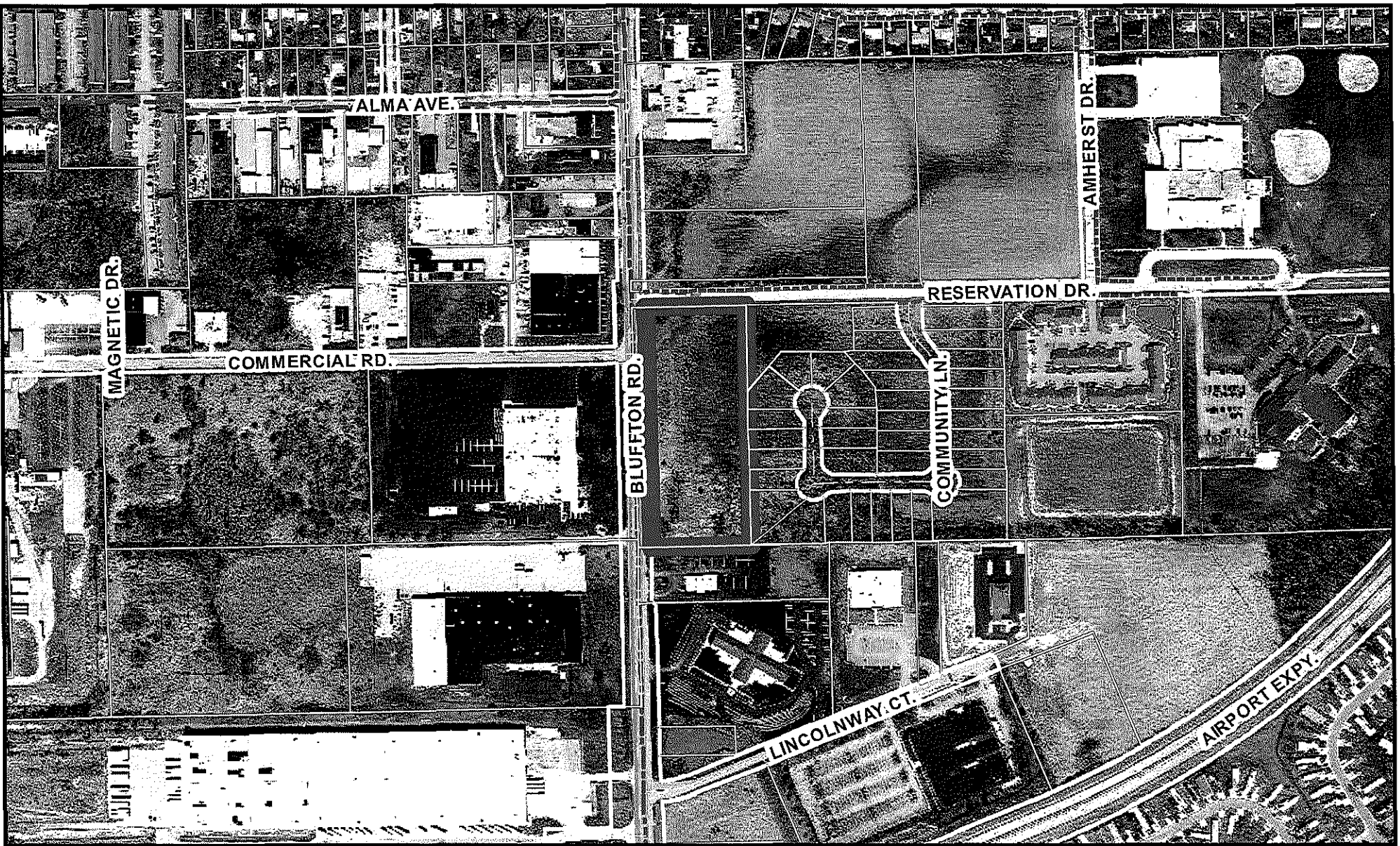
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Related Petitions:        Primary Development Plan, Preston Dean Villas

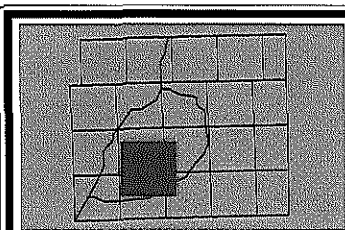
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Effect of Passage:        Property will be rezoned to RP-Planned Residential and may develop with  
duplex housing, as well as all other permitted RP uses.

Effect of Non-Passage:    The property will remain zoned CM4-Intensive Commercial and may develop  
with commercial uses. Residential uses will not be permitted.



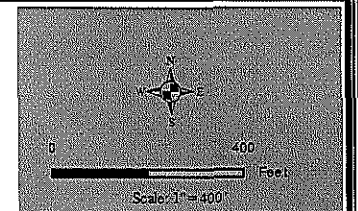
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project



Rezoning Petition 1270/12  
Primary Development Plan - Preston Dean Villas

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 North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Photos: Spring 2006 / Contours: 1999

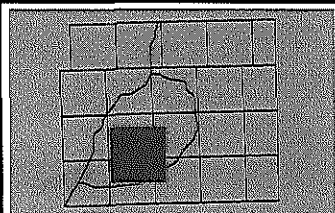
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# Rezoning Petition 1270/12 Primary Development Plan - Preston Dean Villas

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